

Town Manager John Giles stated that the town has no opposition as long as the home is built in compliance with the town code. Town Manager Giles reminded the applicant that he must apply to the town for all required permits.

ACTION: Commissioner Skipski made a motion to approve Petition 14-09 to build a single family home. The motion was seconded by Commissioner Anderson.

VOTE: 7 - 0

Motion carried

Review Petition 14-11 Tax Parcel # 1900-200-240

The applicant, Joseph Quill, discussed his proposed plan to expand Mulrooneys, located at 201 New Road. Mr. Quill stated that he hopes to construct an outside patio that would extend into the right of way.

Chairman Lindell stated that the Commission does not have the authority to approve some of the variances he is seeking. He further stated that the Commission does not have the authority to rule on approval to expand a non-conforming use, outside sales, and expanding into the right of way.

Mr. Quill stated that there are a few other businesses within Elsmere that are grandfathered to be allowed to conduct outside sales and that his customers would like to be able to sit outside.

Councilman John Jaremchuk, 1st District, stated that he has not received any opposition to the petition. Councilman Jaremchuk noted that the right of way is under the authority of the Delaware Department of Transportation (DelDOT) and suggested that the applicant request a continuance of the hearing to obtain approval from DelDOT before proceeding.

A lengthy discussion followed. Town Manager Giles recommended that the applicant should speak with the Town Council to request a change in the ordinance that prohibits outside sales.

Mr. Quill withdrew the application.

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: Commissioner Backer made a motion to adjourn the meeting. The motion was seconded by Commissioner Hurst.

VOTE: 7 – 0

Motion carried

At this time, the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the July 1, 2014 Planning Commission Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

CHARLES LINDELL, CHAIRMAN

LEON BACKER, SECRETARY